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THIS INSTRUMENT made the 10th day of March in the year of our Lord, one thousand nine hundred and ninety-eight (1998)

BETWEEN DOROTHY H. BICKEL (hereinafter called the Grantor), of the one part, and

THE BICKEL FAMILY TRUST, DOROTHY BICKEL, Trustee, (hereinafter called Grantee), of the other part,

WITNESSETH that the said Grantor for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, does grant, bargain and sell, release and confirm unto the said Grantee, its heirs and assigns.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in Upper Gwynedd Township, Montgomery County, Pennsylvania, described according to a Plan thereof made by Francis W. Wack, Registered Surveyor, dated July 15, 1947, as follows, to wit:

BEGINNING at a point in the center line of Clearview Road (fifty feet wide) at the distance of Three hundred one and five tenths feet measured North forty-eight degrees eleven minutes East from the point formed by the intersection of the center line of Clearview Road with the center line of Jack Ass Road (thirty-three feet wide); thence extending North forty-one degrees forty-nine minutes West two hundred ninety-nine and one-tenth feet to a point; thence extending North forty-seven degrees sixteen minutes East One Hundred feet to a point; thence extending South forty-one degrees forty-nine minutes East Three hundred and six tenths feet to a point in the center line of Clearview Road aforesaid; thence extending along the center line of Clearview Road South forty-eight degrees eleven minutes West One hundred feet to the first mentioned point and place of beginning.

BEING Lot No. 31 on said Plan.

PARCEL NUMBER 56-00-01420-009.

REALTY TRANS. TAX PAID	
STATE	_____
LOCAL	_____
DATE: _____	

BEING the same premises which LESTER K. GREYER and GRACE V. GREYER, his wife, by Indenture bearing date the 13th day of April, 1950, and recorded in the Office for Recording of Deeds in and for the County of Montgomery on the 13th day of April, 1950, in Deed Book No. 2072 page 499, granted and conveyed unto JOHN RICHARD BICKEL and DOROTHY H. BICKEL, his wife, in fee.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
56-00-01420-00-9 UPPER GWYNEDD
1640 CLEARVIEW RD
BICKEL JOHN R & DOROTHY H
B 654 U 027 L 31 1101 DATE: 04/17/98

005225PG0100

98 MAY - 8 PM 12:30

The said JOHN RICHARD RICKEL departed this life the 20th day of November, 1996, with title then vesting in DOROTHY H. RICKEL.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, title and interest in the property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the building and improvements thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its heirs and assigns, to and for the only proper use and behoof of the said Grantee, its heirs and assigns forever.

AND the said Grantor, for herself, and her heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee, its heirs and assigns, by these presents, that she, the said Grantor, her heirs and assigns, all and singular the hereditaments and promises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its heirs and assigns, against her, the said Grantor, her heirs and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Scaled and Delivered
IN THE PRESENCE OF US:

Witness:

Janet D. Dumas
Janet D. Dumas

Dorothy H. Rickel
DOROTHY H. RICKEL

DB5225PG0101

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF *Montgomery* :

SS

On this, the *16* day of *March*, 1998, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in County of *Montgomery*, the undersigned Officer, personally appeared DOROTHY H. BICHEL, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Cathlene Callan
Notary Public
My Commission Expires: *4/11/00*

Notarial Seal
Cathlene M. Callan, Notary Public
Warrington Twp. Bucks County
My Commission Expires Apr 18 2000
Member Pennsylvania Association of Notaries

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